

**MOAB CITY COUNCIL MINUTES
REGULAR MEETING
February 24, 2026**

Regular Meeting Attendance and Call to Order:

Moab City Council held its Regular Meeting on the above date in Council Chambers. Archived audio is at www.utah.gov/pmn and video is at www.youtube.com/watch?v=gmJpyUYolUU.

Mayor Joette Langianese called the meeting to order at 6:00 p.m. Councilmembers Jason Taylor, Tawny Knutson-Boyd, Kaitlin Myers, and Miles Loftin attended. Councilmember Colin Topper was not present. Also in attendance were City Recorder Sommar Johnson, Strategic Initiatives and Sustainability Director Alexi Lamm, Human Resources Director Dani Guerrero, Police Chief Lex Bell, Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Attorney Nathan Bracken and two members of the public. Councilmember Knuteson-Boyd led the Pledge of Allegiance.

Public Comments: None.

Consent Agenda—Approved

Councilmember Myers moved to approve the consent agenda, as follows: approval of minutes of the February 10, 2026 regular meeting and approval of bills against the City of Moab in the amount of \$325,562.04. Councilmember Loftin seconded the motion. The motion passed 4-0 with Councilmembers Taylor, Knutson-Boyd, Myers and Loftin voting aye.

General Business:

Utah Wildland Urban Interface Code--Approved

Presentation: Strategic Initiatives and Sustainability Director Lamm presented background of the Utah Wildland Urban Interface Code (WUI). She explained the State had identified high risk properties, which will be addressed at the State and County levels. She said City Council was being asked to adopt the 2006 code and adopt a map. She explained what would be included in the code, including requirements for new construction and separate requirements for existing construction. Lamm presented map alternatives for adoption and explained the staff recommendation.

Discussion: Mayor Langianese and Councilmember Loftin confirmed that the state-developed map was not specific enough to identify local conditions, and it was desirable for local jurisdictions to approve area-specific maps.

Motion and Vote: Councilmember Taylor moved to approve **Ordinance 2026-03**, an ordinance enacting Section 15.08.011 under Title 15, Chapter 15.08 of the Moab Municipal Code to adopt the 2006 edition of the Utah Wildland-Urban Interface Code. Councilmember Knuteson-Boyd seconded the motion. The motion passed unanimously.

Phase 1 Development Agreement for Amasa Apartments LLC—Approved

Presentation and Discussion: Mayor Langianese indicated the applicant was in the audience and noted the Planning Commission had forwarded a positive recommendation for approval of the development agreement (DA). Community Development Director Shurtleff and Associate Planner Blanco presented the Amasa Apartments Phase 1 DA. Blanco described the background of the approval of the omnibus DA and the approval process for the individual phase DAs. She presented the City's concessions for the affordable housing project, including reduced front yard setbacks, waiver of the City's Active Employment Household (AEH) requirement due to the resident low-income requirements of the project's financing, adoption of a custom approval process, and reduced parking requirements for the different phases of the project. Blanco indicated that 50 affordable housing units would be provided in phase one.

Councilmember Loftin recused himself from consideration of the item due to a potential conflict of interest and left the dais for the duration of the discussion and decision.

Councilmember Taylor expressed concern about the proposed parking concessions. Applicant Amanda Dillon addressed the question about parking. She stated she felt the number of proposed parking spaces

would be exceeded in final design.

Motion, Discussion and Vote: Councilmember Myers moved to approve the Phase 1 Development Agreement for 57 West Kane Creek Boulevard Parcel 01-0001-0200 between Amasa Apartments LLC and the City of Moab, Utah. Councilmember Knuteson-Boyd seconded the motion. Councilmember Myers expressed appreciation for the project and asked about the timeline for the project. Mayor Langianese also praised the project and reflected on the history of the existing apartment complex. The motion passed 3-0 with Councilmembers Myers, Knutson-Boyd and Taylor voting aye.

Corporate Sponsorship Opportunities in Moab:

Presentation: City Attorney Bracken presented a proposal prepared by City Manager Michael Black regarding corporate partnerships for the City, in view of vehicle-related events that contribute to the community's economy. Bracken said that Councilmember Topper had sent Councilmembers an article describing municipal corporate partnerships, and Bracken provided an example of another municipality (Sturgis, South Dakota) that had engaged in corporate sponsorship for their renowned motorcycle rally. Bracken stated that City Manager Black suggested issuing a request for proposals (RFP) for a pilot corporate sponsorship program, and the Easter Jeep Safari was suggested as a pilot project. Bracken stated proposed dates would need modification. Mayor Langianese indicated the timeline was tight when considering the upcoming Easter season. Councilmember Myers expressed her interest in extending the timeline to attract more candidates for corporate sponsorships, to benefit the business community and exposure to the City. She also noted her interest in expanding the scope of opportunities within the outdoor industry and development of a comprehensive policy. She questioned the sequence of pilot, policy and consideration of responses to the RFP. Councilmember Loftin concurred with Myers and brought up sponsorships for specific projects such as a skate park. He advocated for opportunities for Council approval. Bracken brought up policies adopted by other jurisdictions and noted the opportunity to expand the scope after a pilot program. Councilmember Taylor said there was no harm in soliciting the RFP in short order and then reviewing the results. He expressed his interest in pursuing the project. Councilmember Knuteson-Boyd concurred with Taylor, agreeing that amending the dates would be appropriate. She expressed her interest in expanding the scope beyond the motorized community. Myers agreed with Councilmember Knuteson-Boyd and spoke about car companies and sponsorship of Moab Area Transit (MAT) or a housing project; she said opening the RFP process in a broader context was agreeable. She added that an approximate value of sponsorship would be useful. Mayor Langianese agreed that elements of evaluation were important. She said she wanted a longer review period. Discussion ensued regarding a longer timeline for consideration of proposals and the approval process. Bracken brought up that the draft RFP was specifically for motor vehicle sponsorship. Mayor Langianese urged Council to keep the proposed RFP for four-wheel-drive sponsorship at this time, extending the timeframe, and developing a policy for future sponsorships, with possible approval at the April 28 meeting. Bracken outlined limitations regarding the scope of the project and vehicle purchases by the City. Recorder Johnson spoke about restrictions and questions regarding the public notice and procurement process. Amendments to the motion were discussed. Councilmember Myers brought up interviewing applicants during the Easter Jeep Safari. Aspects of the selection committee were discussed.

Motion and Discussion: Councilmember Taylor moved to approve a request for proposals for corporate sponsorship opportunities as drafted with an amended date for Council consideration on April 28. Councilmember Loftin seconded the motion. Loftin expressed interest in extending the dates to get more response. Councilmember Myers stated she felt trepidation about specifics of the scope.

Vote: The motion passed unanimously.

City Manager Updates: Mayor Langianese reported for City Manager Black on the opportunity for residents to request streetlamp shields. She also mentioned the Recreation, Arts and Parks (RAP) grant funding program was open to applications and added that the new municipal trash receptacles were in place.

Mayor and Council Reports:

Councilmember Knuteson-Boyd reported on meetings of the Canyonlands Health Care Special

Service District, as well as with the Mayor and Councilmember Loftin, and with the museum board. **Councilmember Myers** reported on the legislative session and a meeting of the local homeless council. She said the recent survey of homeless individuals revealed 25 individuals. She said the Free Health Clinic is hosting a women’s clinic. She spoke about upcoming policy changes regarding homelessness. She concluded that she met with an applicant for the City’s low-income housing impact fee waiver program. She announced an upcoming housing task force meeting.

Councilmember Loftin reported he attended meetings of the Planning Commission and the Grand Water and Sewer Service Agency.

Councilmember Taylor said he attended meetings of the airport board and travel council.

Mayor Langianese reported she attended meetings of the boundary commission and the Canyonlands Healthcare Special Service District. She announced she would travel to Washington DC the following week and noted Councilmember Taylor would also travel to Washington with an outfitters group to lobby. She and Attorney Bracken reviewed the legislative session and items of potential concern to the City. Legislative impacts on upcoming Community Impact Fund Board (CIB) applications were discussed. Councilmember Myers brought up a controversial bill that would impact services to undocumented immigrants and a bill regarding housing.

Adjournment:

Councilmember Knuteson-Boyd moved to adjourn the meeting. Councilmember Taylor seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 7:30 p.m.

APPROVED: _____ ATTEST: _____
Joette Langianese, Mayor Sommar Johnson, City Recorder